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6 **UNITED STATES DISTRICT COURT**
7 **DISTRICT OF NEVADA**

8 EDWARD BROWN,

9 Plaintiff,

10 vs.

11 SATICOY BAY LLC SERIES 9338
12 WILDERNESS GLEN AVENUE;
13 YELLOWSTONE HOMEOWNERS
14 ASSOCIATION,

15 Defendants.

16 SATICOY BAY LLC SERIES 9338
17 WILDERNESS GLEN AVENUE,

18 Counterclaimant,

19 vs.

20 EDWARD BROWN,

21 Counter-Defendant.

Case No.: 2:17-cv-01775-JCM-BNW

**STIPULATION AND ORDER TO
CONTINUE BENCH TRIAL DATE
BASED ON SETTLEMENT**

1 Plaintiff/Counter-Defendant, Edward Brown (“Brown”), Defendant/Counterclaimant
2 Saticoy Bay LLC Series 9338 Wilderness Glen Avenue (“Saticoy”) (collectively, the “Parties”),
3 by and through their counsel of record, hereby agree and stipulate as follows.
4

- 5 1. This is an action for quiet title and declaratory relief following an HOA foreclosure
6 sale. The parties dispute whether the HOA sale extinguished Brown’s interest in the
7 subject deed of trust recorded against the subject property.
8
- 9 2. On January 17, 2023, this Court issued an order setting this case for a one-day bench
10 trial for March 27, 2023 at 9:00am (“Trial Date”) with calendar call set for March 22,
11 2023 at 1:30pm. [ECF No. 125].
- 12 3. On February 24, 2023, Brown and Saticoy each filed its respective Notice of Pre-Trial
13 Disclosures. [ECF Nos. 127 & 128, respectively].
- 14 4. On February 24, 2023, Brown and Saticoy filed its Proposed Joint Pretrial Order. [ECF
15 No. 129].
- 16 5. On February 28, 2023, this Court granted the aforementioned Joint Pretrial Order.
17 [ECF No. 130].
- 18 6. On March 22, 2023, Brown and Saticoy each filed its respective Trial Brief. [ECF Nos.
19 133 and 135, respectively].
- 20 7. On March 22, 2023, Brown and Saticoy each filed its respective Proposed Findings of
21 Fact and Conclusions of Law. [ECF Nos. 132 & 134, respectively].
- 22 8. On March 22, 2023, Brown and Saticoy appeared at Calendar Call.
- 23 9. The Parties can now report that they have reached a settlement that would resolve all
24 claims in this matter.
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1 **10. As a result, the Parties hereby stipulate and respectfully request a corresponding**
2 **Order from this Court to CONTINUE the March 27, 2023 Trial Date by**
3 **approximately seventy-five (75) days (until June 12, 2023, or the soonest possible**
4 **date thereafter based on the Court's schedule) to allow the Parties to finalize the**
5 **settlement and execute a stipulation to dismiss the litigation.**

6 **IT IS SO STIPULATED.**

7
8 DATED this 23rd day of March, 2023.

 DATED this 23rd day of March, 2023.

9 WRIGHT, FINLAY & ZAK, LLP

 ROGER P. CROTEAU & ASSOCIATES,
 LTD

10
11 /s/ Robert A. Riether

/s/ Roger P. Croteau

12 Robert Riether Esq.

 Roger P. Croteau, Esq.

13 Nevada Bar No. 12076

 Nevada Bar No. 4958

14 Attorneys for Plaintiff/Counter-Defendant,

 Attorneys for Defendant/Counterclaimant

15 Edward Brown

 Saticoy Bay LLC Series 9338 Wilderness
 Glen Avenue

ORDER

Based on the aforementioned stipulation, this matter is reset for a one day bench trial on **June 26, 2023, at 9:00 a.m.**, pending submission of any settlement/dismissal documents which would vacate the trial date.

To the extent necessary, a Calendar call is set for **June 21, 2023, at 1:30 p.m.**

All other pre-trial requirements have already been completed.

IT IS SO ORDERED March 23, 2022.



UNITED STATES DISTRICT JUDGE